

AGENDA
ZONING REVIEW BOARD
AUGUST 14, 2014
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

NEW CASES:

1. **U-14-07-** An Ordinance by Zoning Committee granting a Special Use Permit for a Personal Care Home pursuant to Section 16-06.005 (1) (g) for property located at **1937 BROWNS MILL ROAD, S.E.**, fronting approximately 147 feet on the west side of Browns Mill Road at the southwest corner of Troy Street and Browns Mill Road and approximately 203 feet on the south side of Troy Street. Depth: varies. Area: approximately 1.49 acres. Land Lot 39. 14th District, Fulton County, Georgia.
OWNER: MARY F. KNIGHT BAGWELL
APPLICANT: ALEX WILLIAMS
NPU Y COUNCIL DISTRICT 1
2. **U-14-13-**An Ordinance by Zoning Committee granting a Special Use Permit for Personal Care Home pursuant to Section 16-06.005 (1) (g) for property located at **929 CASCADE AVENUE, S.W.**, fronting approximately 95 feet on the north side of Cascade Avenue approximately 60 feet east of the intersection of Altadena Place and Cascade Avenue. Depth varies. Area: approximately 0.45 acre. Land Lot 151, 14th District, Fulton County, Georgia.
OWNER: FLORENCE M. DEMOSTHENES
APPLICANT: MAURICE SESSOMS
NPU S COUNCIL DISTRICT 10
3. **U-14-14-**An Ordinance by Zoning Committee granting a Special Use Permit for Church pursuant to Section 16-05.005 (1) (c) for property located at **551 HARWELL ROAD, S.W.**, fronting approximately 1,318 feet on the east side of Harwell Road near the intersection of Harwell Road and Collier Road. Depth varies. Area: approximately 37.0 acres. Land Lot 239, 14th District, Fulton County, Georgia
OWNER: FRANCIS P. MCKENNA
APPLICANT: SHONA L. GRIFFIN
NPU I COUNCIL DISTRICT 10
4. **U-14-15-**An Ordinance by Zoning Committee granting a Special Use Permit for a Personal Care Home (group home) pursuant to Section 16-06A.005 (1) (g) for property located at **1165 ARLINGTON AVENUE, S.W.** fronting approximately 66 feet on the northeasterly side of Arlington Avenue and approximately 25 feet west of the Selwin Avenue. Depth varies. Area: approximately .360 acre. Land Lot 119, 14th District, Fulton County, Georgia.
OWNER: GEORGIA A DOE
APPLICANT: PASCHAL U. IKE
NPU S COUNCIL DISTRICT 4
5. **U-14-16-**An Ordinance by Zoning Committee granting a Special Use Permit for Manufacturing pursuant to Section 16-18V.005 (4) (a) for property located at **408 WOODARD AVENUE, S.E.**, fronting approximately 234 feet on the north side of Woodward Avenue and at the intersection of Woodward Avenue and Oakland Avenue. Depth varies. Area: approximately 1.153 acres. Land Lot 44, 14th District, Fulton County, Georgia.
OWNER: HARRY MITCHELL
APPLICANT: SUSAN SHEFFIELD
NPU W COUNCIL DISTRICT 1

6. **Z-14-23-** A Substitute Ordinance by Zoning Committee to rezone from the R-4A (Single Family Residential) District to the MRC-2 (Mixed Residential Commercial) District, property located at **1760 MEMORIAL DRIVE, S.E.**, fronting approximately 201 feet on the north side of Memorial Drive, fronting approximately 164 feet on the south side of Memorial Drive and located approximately 165 feet east of the intersection of Memorial Drive and Clay Street. Depth: approximately 150 feet. Area: approximately 0.829 acre. Land Lot 206C, 15th District, DeKalb County, Georgia.
OWNER: SABRIN AND SYL ENTERPRISES INC./SYLVIA HILL MIDDLEBROOKS
APPLICANT: STEPHEN D. MANSFIELD
NPU O COUNCIL DISTRICT 5
7. **Z-14-25-** An Ordinance by Zoning Committee to rezone from the R-4A (Single Family Residential) District to the RG-2 (Residential General-Sector 2) District for property located at **1767 AND 1777 MARIETTA ROAD, N.W.**, fronting approximately 263 feet on the north side of Marietta Road at the northeastern corner of Marietta and Alma. Depth: approximately varies. Area: approximately 2.23 acres. Land Lots 222 and 223 17th District, Fulton County, Georgia.
OWNER: ANITA C. SERRATO AND KYLE E. JONES
APPLICANT: CHURCHILL PARTNERS, LLC
NPU D COUNCIL DISTRICT 9
8. **Z-14-27-** An Ordinance by Zoning Committee to rezone from the NC-6 (Neighborhood Commercial-Cascade) District to the R-4 (Single Family Residential) District, property located at **2308 BOULEVARD GRANADA, S.W.**, fronting approximately 50 feet on the west side of Boulevard Granada and approximately 262 feet south of the intersection of Boulevard Granada and Cascade Road. Depth: 300 feet. Area: approximately 0.344 acre. Land Lot 184, 14th District Fulton County, Georgia.
NPU R and I COUNCIL DISTRICT 11
9. **Z-14-28-** An Ordinance by Zoning Committee to rezone from the I-1-C (Light Industrial-Conditional) District to the MR-4B (Multi Family Residential) District, property located at **2067 AND 0 MANCHESTER STREET, N.E.**, fronting approximately 195 feet on the eastern side of Manchester Street, NE and approximately 278 feet on the south side of Liddell Drive. Property is located at the southwestern intersection of Manchester Street and Liddell Drive, N.E. Depth: approximately 278 feet. Area: approximately 1.245 acres. Land Lot 184, 14th District Fulton County, Georgia.
OWNER: WALTER AND DEBORAH HARRISON
APPLICANT: TUNNELL-SPANGLER WALSH AND ASSOCIATES/HEDGEWOOD HOMES
NPU F COUNCIL DISTRICT 6
10. **Z-14-34-** An ordinance to rezone from the C-4 (Central Area Commercial Residential) to the RG-4 (Residential- General) district property located at **410 FELTON DRIVE, N.E.**; and for other purposes
NPU M COUNCIL DISTRICT 2

DEFERRED CASES

11. **Z-13-45-** An Ordinance to rezone from MRC-2-C (Mixed Residential Commercial-Conditional) District to MRC-2-C (Mixed Residential Commercial-Conditional) District for a change of conditions, for property located at **454, 468 Chapel Street, S.W. and 105, 115 and 123 Haynes Street, S.W. and 429, 433, 437, 439, 441 and 447 Nelson Street, S.W. and 459 Tatnall Street, S.W.** (also with the following *Parcel Identification Numbers: 14-00840007067, 14-00840007068, 14-00840007070, 14-00840007072, 14-00840007073, 14-00840007076, 14-00840007077, 14-00840007090, 14-0084-0007071 and 14-00840007104.*) Property fronts approximately 128 feet on the north side of Tatnall Street, approximately 386 feet on the north side of Nelson Street, approximately 340 feet on the west side of Haynes Street and approximately 506 feet on the south side of Chapel Street. Depth: varies Area: approximately 2.25 acres. Land Lot 84, 14th District, Fulton County, Georgia.
OWNER: PARC VUE CONDO DEVELOPMENT, LLC.
APPLICANT: CLINTON E DYE, ESQ.
NPU M COUNCIL DISTRICT 3
12. **Z-14-17-** An Ordinance to rezone from the R-4 (Single Family Residential) and NC-2 (East Atlanta Neighborhood Commercial) Districts to the C-1 (Community Business) District for property located at **1137 1131 AND 1137 GLENWOOD AVENUE AND 515, 525, 531, AND 537 MORELAND AVENUE, AND 1146 AND 1152 PORTLAND AVENUE, SE,** fronting approximately 300 feet on the west side of Moreland Avenue, approximately 250 feet on the north side of Portland Avenue and approximately 250 feet on the south side of Glenwood Avenue. Depth: varies Area: approximately 1.57 acres. Land Lot 32, 14th District, Fulton County, Georgia.
OWNER: SUNG M. KIM
APPLICANT: BG BTS DEVELOPMENT II, LLC
NPU W COUNCIL DISTRICT 1
13. **Z-14-21-** An Ordinance to rezone from the R-5 (Two-Family Residential) district to the C-1 (Community Business) District for property located at **380 14TH STREET, N.W., AND 1131 MECASLIN STREET, N.W.,** fronting approximately 162 feet on the east side of Mescaline Street, approximately 172 feet on the south side of 14th Street and located at the southeasterly intersection of Mescaline and 14th Street. Depth: varies Area: approximately 0.925 acre. Land Lot 149. 14th District, Fulton County, Georgia.
OWNER: 380 PROPERTIES, LLC
APPLICANT: ROBERT PINDER
NPU E COUNCIL DISTRICT 3
14. **U-14-06-** An Ordinance granting a Special Use Permit for a Hotel pursuant to Section 16.12. 005 (1) (g) for property located at **380 14TH STREET, N.E.,** fronting approximately 182 feet on the south side of 14th Street and approximately 149 feet on the east side of Mescaline Street and also located at the southwesterly intersection of 14th Street and Mescaline Street. Depth: approximately 149 feet. Area: approximately 0.64 acres. Land Lot 149, 17th District, Fulton County, Georgia.
OWNER: 380 PROPERTIES LLC/RASHID NOMAN
APPLICANT: ROB PONDER
NPU E COUNCIL DISTRICT 3

15. **Z-14-22**-An Ordinance to rezone from the R-4 (Single Family Residential) district to the R-4A (Single Family Residential) District for property located at **946 DELAWARE AVENUE, S.E.**, fronting approximately 175 feet on the west side of Delaware Avenue and approximately 163 feet on the east side of Ormewood Terrace. Depth: approximately 554 feet. Areas: approximately 1.9 acres. Land Lot 11, 14th District, Fulton County, Georgia.
OWNER: 946 DELAWARE AVENUE INVESTMENT, LLC
APPLICANT: BRAD GOOD
NPU W COUNCIL DISTRICT 1
16. **Z-13-44**- An Ordinance to rezone from the I-1 (Light Industrial) and R-4A (Single Family Residential) to the C-2 (Commercial Service) District for property located at **720 DONALD LEE HOLLOWELL PARKWAY, N.W.**, fronting approximately 100 feet on the south side of Donald Lee Hollowell at the southwest corner of Echo Street. Depth: approximately 287 feet. Area: .737 acres. Land Lot 112, 14th District, Fulton County, Georgia.
OWNER: HAMILTON PROPERTIES, LLC
APPLICANT: HAMILTON PROPERTIES, LLC
NPU L COUNCIL DISTRICT 3
17. **U-14-09**- An Ordinance granting a Special Use Permit for a **COMMUNITY CENTER** pursuant to Section 16.18K. 004 (3) (a) for property located at **80 JOSEPH E. LOWERY BOULEVARD, N.W.** fronting approximately 258 feet on the west side of Joseph E. Lowery Boulevard at the intersection Depth: approximately 164 feet. Area: approximately 0.23acres. Land Lot 16, 14th District, Fulton County, Georgia.
OWNER: FAMILIES FIRST C/O HAROLD BUCKLEY, JR., ESQ.
APPLICANT: THE BOARD OF EDUCATION OF THE CITY OF ATLANTA
NPU K COUNCIL DISTRICT 3
18. **U-14-10**- An Ordinance by Zoning Committee granting a Special Use Permit for a Day Care Center pursuant to Section 16.06A. 005(1) (b) for property located at **7 ANNISTON AVENUE, S.E.**, fronting approximately 50 feet on the south side of Anniston Avenue at the southwest corner of Anniston Avenue and Hosea L. Williams and approximately 150 feet on the south side of Hosea L. Williams. Depth: approximately 150 feet. Area: approximately 0.173 acre. Land Lot 207, 115th District, DeKalb County, Georgia.
OWNER: YUSUF MUWWAKKL
APPLICANT: WILLIAM L. STEPHENSON
NPU O COUNCIL DISTRICT 5

END OF AGENDA